

- o. An Ordinance to change the base zoning classification of property located at 305 Randolph Street, 600 E. Magnolia Avenue, and 611 E. Depot Avenue from I-MU (Industrial Mixed-Use) District to DK-W (Downtown Knoxville Warehouse) Subdistrict, Kathryn Greer, Applicant. (Planning Commission Approved 14-0 Consent) (File No. 4-Q-25-RZ) (Council Districts 4 & 6)



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: May 27, 2025

DEPARTMENT: Knoxville-Knox County Planning

DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY An Ordinance to change the base zoning classification of property located at 305 Randolph Street, 600 E. Magnolia Avenue, and 611 E. Depot Avenue from I-MU (Industrial Mixed-Use) District to DK-W (Downtown Knoxville Warehouse) Subdistrict, Kathryn Greer, Applicant. (Planning Commission Approved 14-0 Consent) (File No. 4-Q-25-RZ) (Council Districts 4 & 6)

COUNCIL DISTRICT(S) AFFECTED 4th & 6th

BACKGROUND The applicant requested to change the base zoning of property located at 305 Randolph Street, 600 E. Magnolia Avenue, and 611 E. Depot Avenue from I-MU (Industrial Mixed-Use) District to DK-W (Downtown Knoxville Warehouse) Subdistrict.

RECOMMENDATION The Planning Commission recommended approval of changing the base zone to the DK-W (Downtown Knoxville Warehouse) Subdistrict because it is consistent with changing development conditions in the area, by a vote of 14-0 Consent.

ESTIMATED PROJECT SCHEDULE This item was considered and recommended for approval by the Planning Commission on April 10, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is August 8, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW

Planning Commission Meeting 4/10/2025 Published ad on 3/6/2025
Knoxville City Council 5/13/2025 Published ad on 4/15/2025

Approved on first reading at the 5/13/2025 regular meeting by vote of 8-0.

FISCAL INFORMATION N/A

ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. O-107-2019, KNOWN AND CITED AS “THE CITY OF KNOXVILLE ZONING CODE,” TO CHANGE THE BASE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 305 RANDOLPH STREET, 600 E. MAGNOLIA AVENUE AND 611 E. DEPOT AVENUE FROM I-MU (INDUSTRIAL MIXED-USE) DISTRICT TO DK-W (DOWNTOWN KNOXVILLE WAREHOUSE) SUBDISTRICT, KATHRYN GREER, APPLICANT. (FILE NO. 4-Q-25-RZ).

ORDINANCE NO: _____
Knoxville-Knox County
REQUESTED BY: Planning Commission
PREPARED BY: Law

APPROVED ON 1ST
READING: _____
APPROVED ON 2ND
READING: _____
APPROVED AS AN EMERGENCY
MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, Kathryn Greer filed Application No. 4-Q-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 305 Randolph Street, 600 E. Magnolia Avenue, and 611 E. Depot Avenue, Parcel ID 95 AM 00401, 00402 & 008, base rezoned from I-MU (Industrial Mixed-Use) District to DK-W (Downtown Knoxville Warehouse) Subdistrict; and

WHEREAS, at its April 10, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved; and

WHEREAS, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on March 6, 2025, and public notice for the City Council meeting on May 13, 2025 was published in the *Knoxville News Sentinel* on April 15, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:

SECTION 1: The City of Knoxville Zoning Code, being Ordinance No. O-107-2019, be and the same is hereby amended, so as to change the base zoning classification of property described as being located at 305 Randolph Street, 600 E. Magnolia Avenue, and 611 E. Depot Avenue, Parcel ID 95 AM 00401, 00402 & 008, Fourth District and Sixth District, Central City Sector, from I-MU (Industrial Mixed-Use) District to DK-W (Downtown Knoxville Warehouse) Subdistrict, Kathryn Greer, Applicant, File No. 4-Q-25-RZ.

SECTION 2: The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Planning Commission Rezoning Report including all appendices; a portion of the Zoning Map on which the above described property is shaded; an excerpt from the Minutes of the Planning Commission meeting of April 10, 2025; the Development Request for Rezoning; and Public Notice.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

City Recorder

REZONING REPORT

► **FILE #:** 4-Q-25-RZ

AGENDA ITEM #: 14

AGENDA DATE: 4/10/2025

► **APPLICANT:** KATHRYN GREER

OWNER(S): Kenneth and Brenda Adams

TAX ID NUMBER: 95 A M 00401, 00402, & 008

[View map on KGIS](#)

JURISDICTION: City Council District 4, Council District 6

STREET ADDRESS: 305 RANDOLPH ST (600 E MAGNOLIA AVE; 611 E DEPOT AVE)

► **LOCATION:** **South side of E Magnolia Ave, west side of Randolph St, northwest side of E Depot Ave, east sided of N Hall of Fame Drive**

► **APPX. SIZE OF TRACT:** 1.71 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Randolph Street, a local street with a pavement width that varies from 35 ft to 47 ft within a 60-ft right-of-way. Access is also via E. Depot Avenue, a local street with a pavement width that varies from 30 ft to 34 ft within a right-of-way width that varies from 55 ft to 65 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

► **PRESENT ZONING:** I-MU (Industrial Mixed-Use)

► **ZONING REQUESTED:** DK-W (Downtown Knoxville Warehouse Subdistrict)

► **EXISTING LAND USE:** Commercial

► **EXTENSION OF ZONE:** No, it is not an extension.

HISTORY OF ZONING: In 2001 one of the parcels was rezoned from I-2 (Restricted Manufacturing and Warehousing) to C-6 (General Commercial Park) (10-C-01-RZ). In 2004 the property was rezoned back to I-2 (Restricted Manufacturing and Warehousing) (9-E-04-RZ).

SURROUNDING LAND USE AND ZONING:

North: Transportation/communication/utilities - I-MU (Industrial Mixed-Use)

South: Transportation/communication/utilities, commercial - I-MU (Industrial Mixed-Use)

East: Office, agriculture/forestry/vacant land - I-MU (Industrial Mixed-Use)

West: Right-of-way - ROW

NEIGHBORHOOD CONTEXT: The subject property is at the entrance of the E Magnolia Avenue corridor, which features a mix of commercial, office, residential, and wholesale uses. The surrounding area has been transitioning away from industrial uses, and the subject property lies approximately 650 feet north of the Covenant Health Park and Smokies Stadium planned development.

STAFF RECOMMENDATION:

- **Approve the DK-W (Downtown Knoxville, Warehouse) district because it is consistent with changing development conditions in the area.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This request for a rezoning from the I-MU (Industrial Mixed-Use) district to DK-W (Downtown Knoxville, Warehouse Subdistrict) is compatible with significant changes to the immediate area. 650 feet southeast of this property is the ongoing construction of a multi-use stadium that will have surrounding restaurant, retail, residential and public plaza components. The stadium is anticipated to open in Spring of 2025 and has become a catalyst for new mixed-use development in the area. This changing condition supports the requested rezoning from an industrial district to the DK-W district, which reflects the City's expanding downtown footprint around the stadium development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The DK district is intended to accommodate the unique development environment within the downtown area. In order to facilitate a built environment that enhances the varied character of areas downtown, it is divided into five subdistricts. The DK-W subdistrict is characterized by a mix of retail and warehouse uses around the rail line and E Jackson Avenue that continue one block south of the subject property.

2. While the DK-W district currently exists exclusively on the west side of James White Parkway and Hall of Fame Drive, the subject property's location is a logical extension of this district to the east, and it complements City initiatives to better connect the two areas with streetscape and multimodal improvements. The subject property and surrounding lots are historically industrial with numerous warehouse buildings. This is consistent with the intent and character of the DK-W district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This rezoning from the I-MU district would reduce the number of potentially noxious uses that could be permitted on the site, such as the general industrial use. The DK-W district is more designed for the urban core where there is the potential for heavy foot traffic and dense residential development and amenities.

2. Unlike the I-MU district, the DK-W district has design standards that are evaluated by the Design Review Board. This level of architectural review and the property's location in a growing urban core of the City indicate that the DK-W district is appropriate. DK-W zoning should not cause adverse impacts on this transitioning area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The land use classification for this area in the Central City Sector Plan and the One Year Plan is MU-SD, CC4 (Magnolia Gateways Mixed-Use Special District). This designation describes how both Hall of Fame Drive and Magnolia Avenue are significant gateways to Downtown Knoxville, which are the streets that form the western and northern borders of the subject property. The MU-UC (Mixed Use Urban Corridor) designation is recommended within this Special District, which supports consideration of the DK zone.

2. This expansion of the DK-W district is consistent with the General Plan's Development Policy 4.10 to support downtown Knoxville's growth as a regional center of entertainment, professional services, government and finance. It is also consistent with Policy 4.11 to encourage housing and employment growth downtown to expand the market for retail, restaurants, and other services.

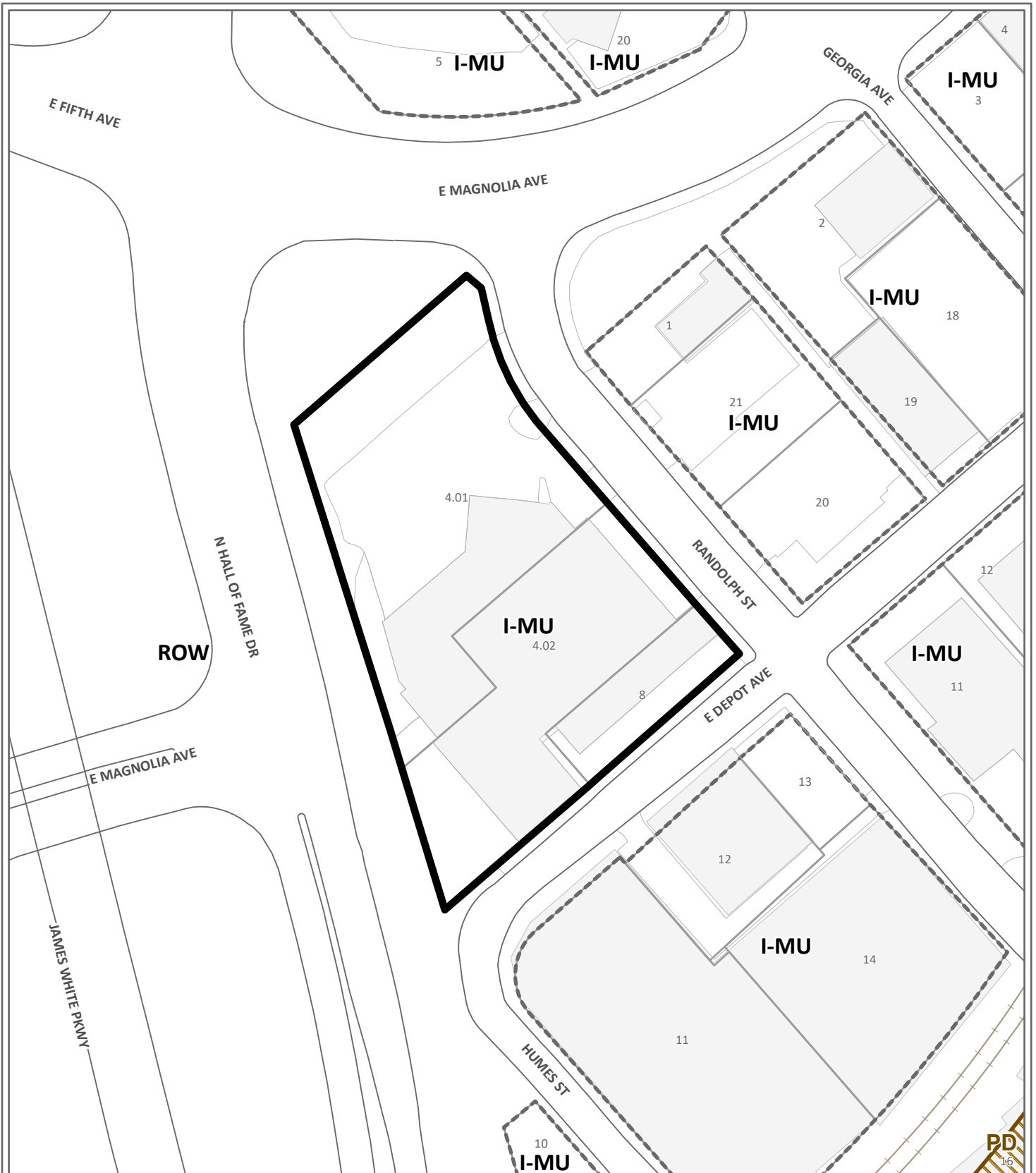
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This property is located in an urban area with ample utility and transportation infrastructure to accommodate more intensive, pedestrian-oriented development, which is consistent with a rezoning to the DK-W district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

4-Q-25-RZ

Petitioner: Kathryn Greer

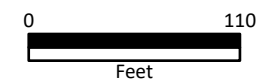


From: I-MU (Industrial Mixed-Use)

To: DK-W (Downtown Knoxville)

Map No: 95

Jurisdiction: City



Original Print Date: 2/27/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-Q-25-RZ

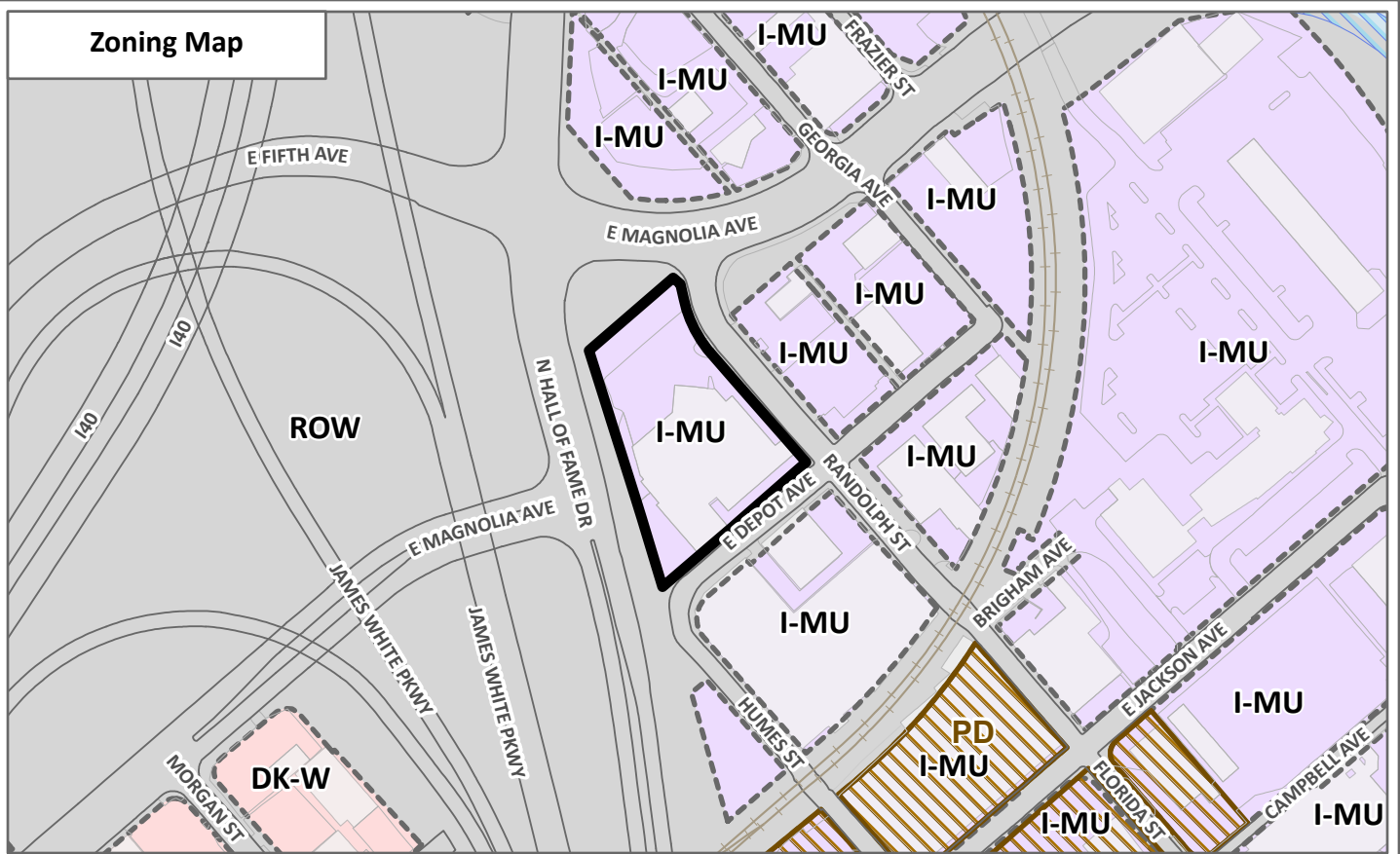


Case boundary

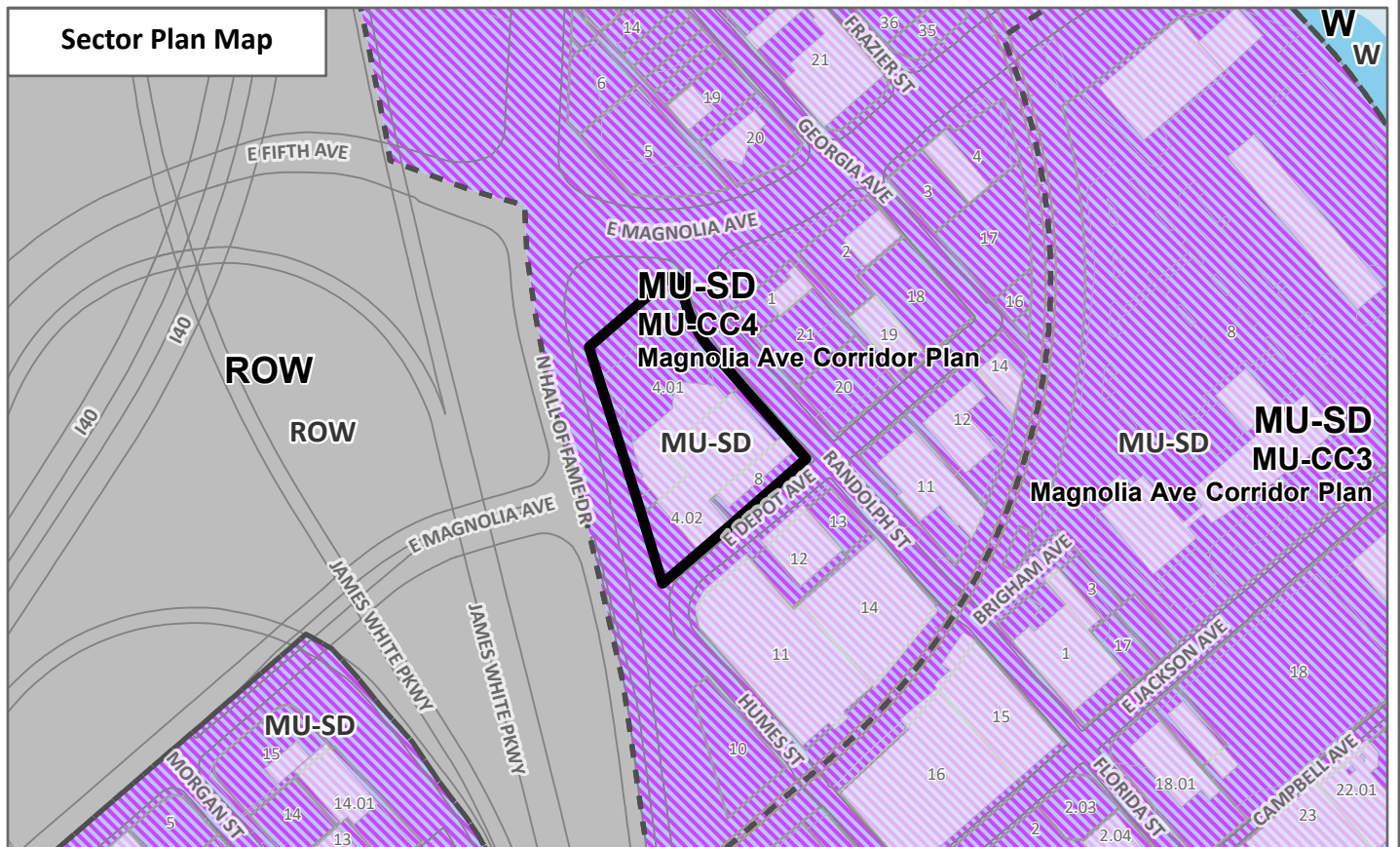
0 310
Feet



Zoning Map



Sector Plan Map

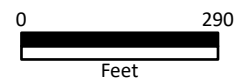


CONTEXTUAL MAPS 2

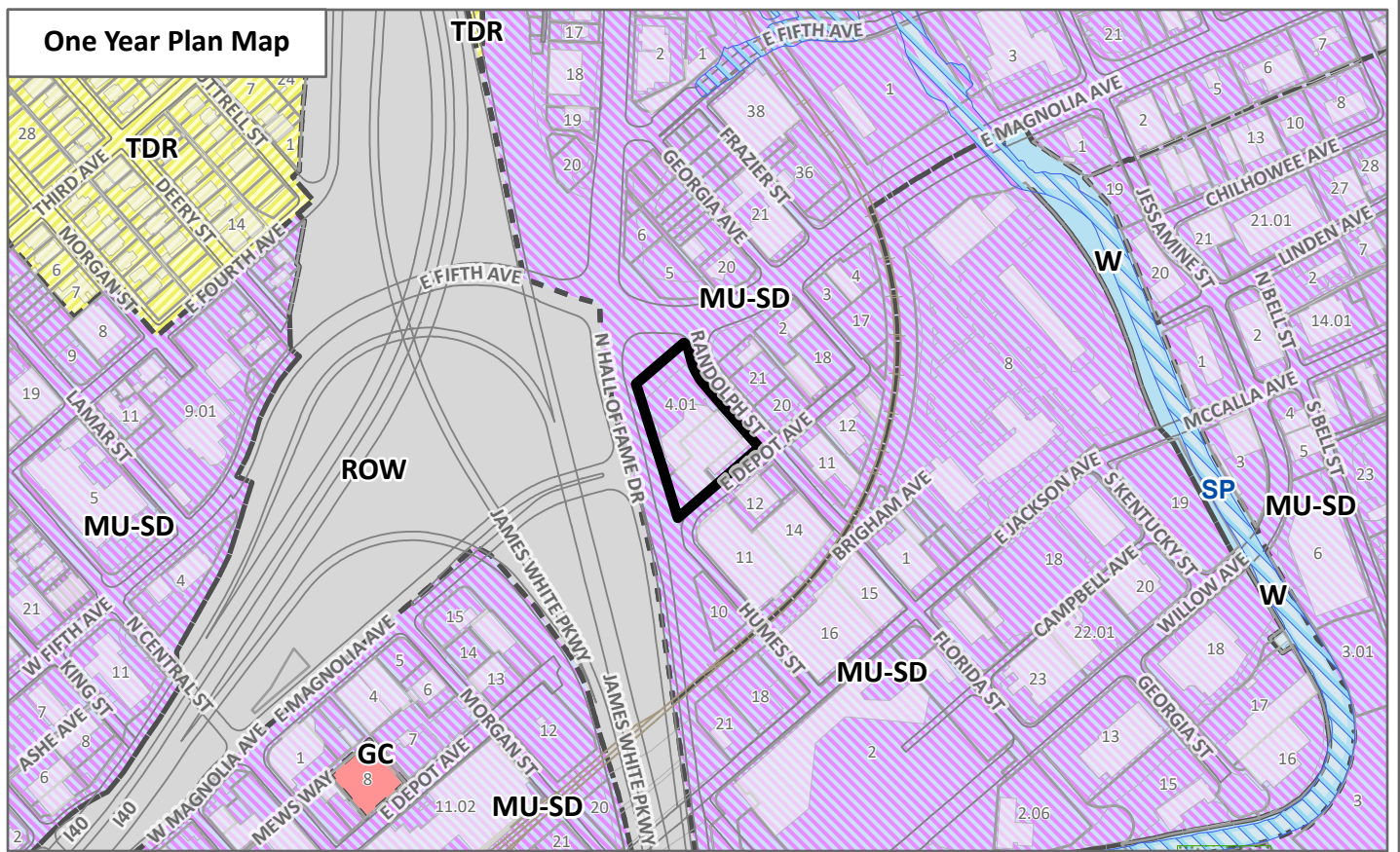
4-Q-25-RZ



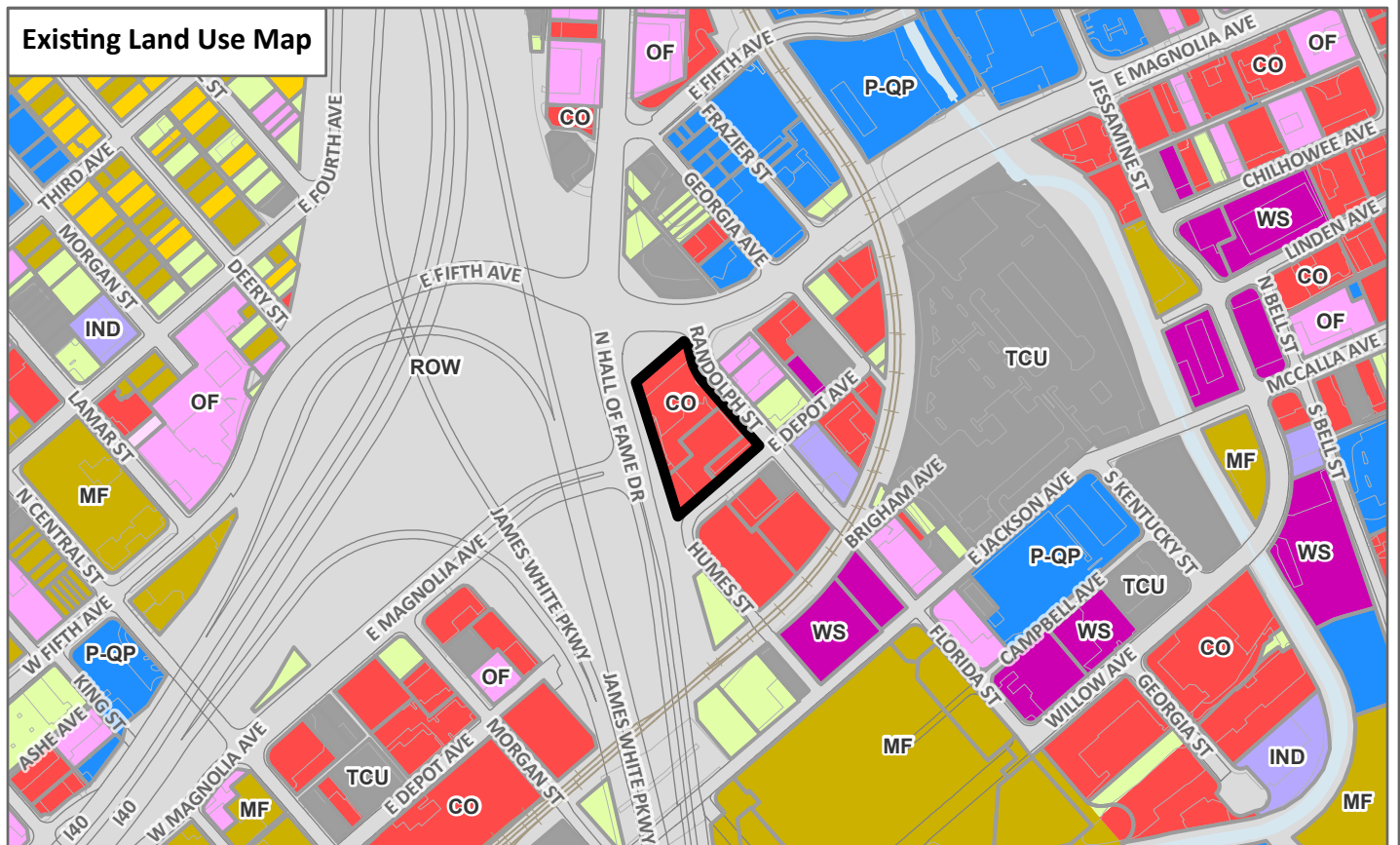
Case boundary



One Year Plan Map



Existing Land Use Map

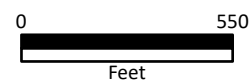


CONTEXTUAL MAPS 3

4-Q-25-RZ



Case boundary



April 10, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on April 10, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

9. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer		✓	
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

14. KATHRYN GREER**4-Q-25-RZ**

305 Randolph Street; 600 E Magnolia Avenue; 611 E Depot Avenue / Parcel ID 095AM00401, 00402, & 008, Council Districts 6. Rezoning from I-MU (Industrial Mixed-Use) to DK-W (Downtown Knoxville-Warehouse Subdistrict).

1. STAFF RECOMMENDATION

Approve the DK-W (Downtown Knoxville, Warehouse) district because it is consistent with changing development conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

Development Request

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use
- ☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
- ☐ SP ☐ PA
- ☒ Rezoning

Kathryn Greer

Project Manager

Applicant Name		Affiliation	
2/24/2025	4/10/2025	File Number(s)	
Date Filed	Meeting Date (if applicable)	4-Q-25-RZ	

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Kathryn Greer

MHM

Name

Company

550 W. Main St., Ste. 300

Knoxville

TN

37902

Address

City

State

ZIP

865 544-2000

Phone

Email

CURRENT PROPERTY INFO

ADAMS KENNETH S & ADAMS BRENI PO BOX 3878 KNOXVILLE TN 37927,

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

600 E MAGNOLIA AVE, 305 RANDOLPH ST, 611 E DEPO

095AM008, 095AM00402, 095AM00401

Property Address

Parcel ID

KUB

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

DK-W

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

095AM008,
095AM00402,

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$1,000.00

Fee 3

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Kathryn Greer

Digitally signed by Kathryn Greer
DN: C=US, E=kgreer@mhminc.com, O=MHM,
CN=Kathryn Greer
Date: 2025.02.20 09:42:57-05'00'

Kathryn Greer / Project Manager

02/18/2025

Applicant Signature

Print Name / Affiliation

Date

931.607.2881

Phone Number

Email

02/24/2025, SG

02/18/2025

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

03/28/2025

04/11/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Kathryn Greer

Digitally signed by Kathryn Greer
DN: C=US, E=kgreer@mhminc.com,
O=MHM, CN=Kathryn Greer
Date: 2025.02.18 10:59:17-05'00'

Kathryn Greer

2/18/2025

Applicant Signature

Applicant Name

Date

4-Q-25-RZ

FILE NUMBER

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number:

LOKR0277651

Order Status:

Submitted

Classification:

Public Notices

Package:

General Package

Total payment:

173.96

Payment Type:

Account Billed

User ID:

L0013876

External User ID:

676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning

400 W Main ST # 403 DALLAS DEARMOND

Knoxville, TN 37902-2427

865-215-3810

dallas.dearmond@knoxplanning.org

Knoxville-Knox County Planning

Contract ID: GOVT

TRANSACTION REPORT

Date

April 11, 2025 11:21:51 AM EDT

Amount:

173.96

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02776510

April 15, 2025

Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02776510

PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on May 13, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit [KnoxPlanning.org/agenda](https://knoxplanning.org/agenda). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

ORDINANCE AMENDMENTS

8-E-23-OA – R. BENTLEY MARLOW – Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape. Planning Commission Action: Approve requested Ordinance Amendments

REZONINGS/PLAN AMENDMENTS

4-F-25-RZ - GARRETT JERNIGAN- 1608, 1612, 1616 EIGHTH AVE. Proposed rezoning. Planning Commission Action: Approve I-MU (Industrial Mixed Use)

4-G-25-RZ - BRANDON BOLDING- 6907 CENTRAL AVENUE PIKE. Proposed rezoning. Planning Commission Action: Approve C-G-1 (General Commercial) and F (Floodplain Overlay)

4-L-25-RZ - NORTHCREEK RENOVATION AND CONSTRUCTION, LLC- 0, 6714 KECK RD. Property located southeast of Callahan Dr., northeast side of Keck Rd. Proposed rezoning. Planning Commission Action: Approve C-G-1 (General Commercial)

4-Q-25-RZ - KATHRYN GREER - 305 RANDOLPH ST; 600 E MAGNOLIA AVE; 611 E DEPOT AVE. Proposed rezoning. Planning Commission Action: Approve DK-W (Downtown Knoxville-Warehouse Subdistrict)

4-S-25-RZ - J SCOTT BUSBY, AIA- 1908 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve I-MU (Industrial Mixed Use)

4-E-25-SP, 4-E-25-PA AND 4-T-25-RZ - MIKE BALLINGER- 4602 MILLERTOWN PIKE. Proposed Sector Plan and One Year Plan amendments, proposed rezoning. Planning Commission Action: Approve Sector Plan and One Year Plan Amendments to MDR (Medium Density Residential) and rezoning to RN-4 (General Residential Neighborhood)

April 15 2025

LOKR0277651

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